

**From:** [Craig Manson](#)  
**To:** [Clerk of the Board Public Email](#)  
**Subject:** PLNP 2020-00055 CARMICHAEL PROMENADE  
**Date:** Wednesday, June 17, 2020 7:28:04 PM

---

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I am opposed to this project at the present time. I am a homeowner directly to the west and my property abuts the proposed project (my home is in Brentwood Estates). My objections are:

1. increased traffic on Fair Oaks Blvd and Marshall Ave
2. loss of privacy in my backyard
3. loss of shade trees that shade my backyard
4. increased density in the SPA
5. potential for multifamily homes

The project property needs some development; however, this project is not right for the property or the adjacent neighborhoods.

I must say, however, that the applicant shows some respect for existing uses. The project as interpreted by planning staff is detrimental to adjacent uses.

I agree with applicant's interpretation of the SPA as relates to "single product" type. A comparison to Brentwood Estates is not realistic, because Brentwood Estates is nearly 30 years old. The previously approved parcel map is 15 years old

Craig Manson (Former chair, Arden-Arcade CPAC)  
4036 Alex Lane  
916-844-4979

**From:** [Craig Manson](#)  
**To:** [Clerk of the Board Public Email; CPAC-Carmichael-OFF](#)  
**Subject:** Fwd: PLNP 2020-00055 CARMICHAEL PROMENADE  
**Date:** Wednesday, June 17, 2020 7:33:21 PM

---

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

I appreciate the applicant's candor.

----- Original Message -----

Subject: PLNP 2020-00055 CARMICHAEL PROMENADE

Date: 2020-06-17 20:27

From: Craig Manson <hcmanson@hcmanson.com>

To: "CPAC-Carmichael-OFF@saccounty.net:" <BoardClerk@saccounty.net>

I am opposed to this project at the present time. I am a homeowner directly to the west and my property abuts the proposed project (my home is in Brentwood Estates). My objections are:

1. increased traffic on Fair Oaks Blvd and Marshall Ave
2. loss of privacy in my backyard
3. loss of shade trees that shade my backyard
4. increased density in the SPA
5. potential for multifamily homes

The project property needs some development; however, this project is not right for the property or the adjacent neighborhoods.

I must say, however, that the applicant shows some respect for existing uses. The project as interpreted by planning staff is detrimental to adjacent uses.

I agree with applicant's interpretation of the SPA as relates to "single product" type. A comparison to Brentwood Estates is not realistic, because Brentwood Estates is nearly 30 years old. The previously approved parcel map is 15 years old

Craig Manson (Former chair, Arden-Arcade CPAC)  
4036 Alex Lane  
916-844-4979

**From:** [Marta Narlesky](#)  
**To:** [Clerk of the Board Public Email](#)  
**Date:** Friday, June 26, 2020 9:28:01 PM

---

**EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments.

Agenda Item #3 PLNP2020-00055

Marc and Marta Narlesky

June 17, 2020

Dear Carmichael CPAC board members,

We are writing to express concerns about the plans for the development Carmichael Promenade Project on Marshall Ave. in Carmichael, CA. The proposed plan is to build 51 houses on the corner of Marshall Ave and Fair Oaks Blvd. This project will significantly increase traffic, not only on Fair Oaks Blvd; it will also increase traffic in Mapel Grove neighborhood. The current infrastructure is decrepit. Roads are in serious need of repair. Marshall Ave. is already used as a cut through from Fair Oaks Blvd. to Winding Way. Drivers cutting through our neighborhood exceed the speed limit on a regular basis. Mapel Grove is a walking neighborhood. People of all ages regularly walk on these country lanes. This includes students walking to school, children playing, and adults walking with and without pets. There are no sidewalks and limited access for the increased number of cars. Marshal Ave, near Fair Oaks Blvd. is barely wide enough for two cars to pass without slowing significantly. Increased traffic would necessitate road repair, additional stop signs, and perhaps speed bumps. Does the builder plan to improve Marshall Ave. all the way to Mapel Lane and then on through Barrett to Winding Way? Given improvements and limitations on Marshall Ave., the drivers would likely then detour to Prospect Drive causing a greater need for road repair and speed limiting interventions there. Conservatively, 51 homes could potentially add 100 -150 cars taking multiple trips on roads in disrepair being shared by pedestrians who have no sidewalks. We specifically purchased a used home in a quiet existing neighborhood, with country lanes, and this development will harm the appeal of the neighborhood.

Has an environmental impact study been conducted to determine the affects of the new housing replacing a green area? Have you considered the increased number of cars and the associated pollution, the displacement of whatever animal populations currently live in that space, and the increased strain on utilities and services.

Can the sewer, water and other utilities handle this new load? What mitigation factors will be implemented?

Is there a way to create the access point from Fair Oaks Blvd rather than Marshall Ave.? Fair Oaks Blvd. traffic is very fast, often exceeding the speed limit. The access point on Marshall Ave. does not allow enough time for cars to turn onto Marshall Ave. and slow

before turning into the access driveway without causing traffic congestion or worse, accidents. There must be a way to deter the increase of traffic from our quiet walking neighborhood.

Sincerely,  
Marc and Marta Narlesky  
4209 Prospect Dr.